

Spoil Lane GU10

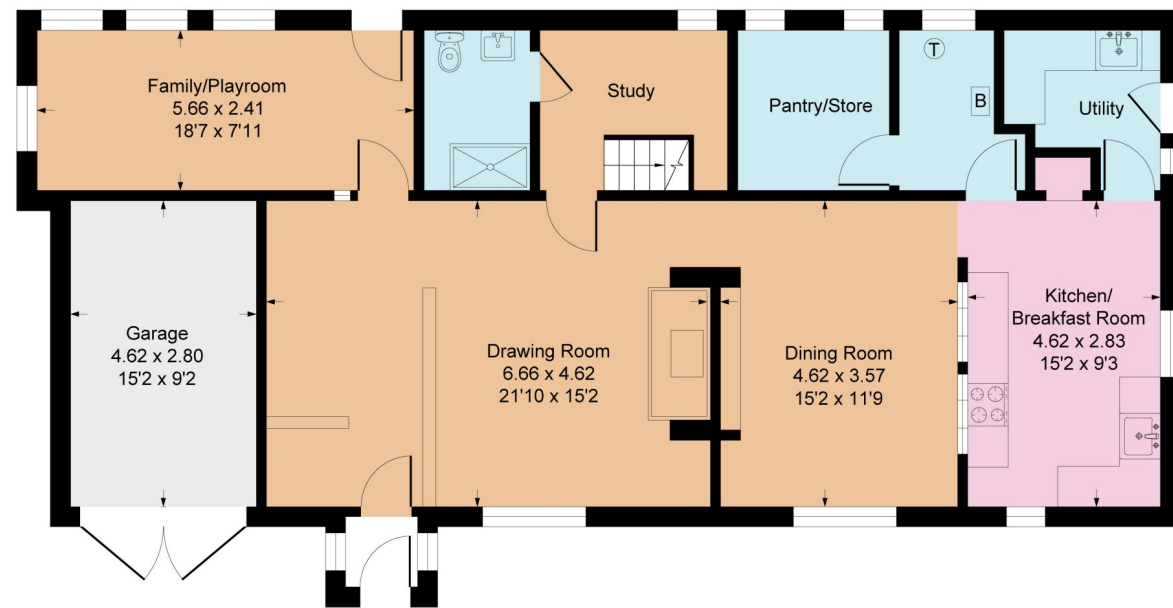
Approximate Gross Internal Floor Area = 183.4 sq m / 1975 sq ft

Garage Area = 12.9 sq m / 139 sq ft

Total Area = 196.4 sq m / 2114 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Spoil Lane, Tongham, Farnham, Surrey, GU10

Guide Price £775,000

Conveniently located along a private drive, an exciting opportunity to acquire this secluded and beautifully presented 4 bedroom period property set in 0.4 of an acre. in a no through road.

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ACCOMMODATION

- Three reception rooms
- Study, walk-in pantry and utility room
- Character features
- Kitchen/Breakfast Room
- Four bedrooms
- Family bathroom and separate shower room
- Garage and Off Street Parking
- Set in a delightful plot extending to 0.4 of an acre

DESCRIPTION

The property has undergone extensive and sympathetic sets of renovation works in recent years.

This period detached property dates back to the 1600's and offers both charm and character whilst maintaining many of its original features. It is approached via a long gravelled driveway to an entrance porch leading into the entrance hall. The sitting room boasts an inglenook fireplace with quarry tiled hearth and exposed beams and underfloor heating. The double aspect kitchen/breakfast room further benefits from underfloor heating and boasts a range cooker with bespoke fitted units, complimented with oak work surfaces over, integrated dishwasher and space for a fridge freezer. The utility room has plumbing for a washing machine and tumble drier with side access to the garden. The walk-in pantry can be accessed directly from the kitchen. The kitchen opens up into the dining room which further benefits from underfloor heating and fitted cupboards. The family room enjoys delightful views with access into to the rear garden. There is a cloakroom/shower room at the base of the stairs.

The first floor is currently laid out in a 3 double bedroom layout, but could easily be reconfigured to provide 4 bedrooms. There are two double bedrooms boasting attractive fireplaces, one opening up into a dressing room (potential 4th bedroom). The third double room has double aspect and provides access to storage with potential for converting subject to planning permission. There is also a family bathroom.

Outside

The property is approached via a gravel driveway providing ample parking, and is secluded by mature hedging and a partial brick wall. The front garden is mainly laid to lawn enclosed by mature hedging, shrubs and trees. Access to the rear garden can be found to the side of the property which is mainly laid to lawn, bordered by mature hedging, shrubs and trees. Beyond the immediate lawned rear garden, there is a further kitchen garden area providing a great area for a vegetable garden. Of note, the property is set in 0.4 of an acre and further benefits from a garage with light and power, a timber shed and a workshop.



LOCATION

The property is situated in a no through road yet convenient position in the heart of Tongham, a small village located on the edge of Farnham close to the Surrey/Hampshire border. The village offers local shops, a pretty church, public house and is renowned for the Hog's Back Brewery. There is a cricket green, recreation ground and Tongham Woods nearby. The property is also within easy reach of sports and leisure facilities including the David Lloyd Leisure and Tennis Centre, Farnham Rugby Club and Badshot Lea Football Club.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities and has a number of excellent restaurants, public houses and a wine bar. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing direct access to London Waterloo in approximately one hour. There are other easily accessible stations located at Ash, Ash Vale, Aldershot and Woking and Farnborough Airport is within a short drive from the property. London Heathrow, London Gatwick and Southampton International airports are all located within approximately one hour's drive of the property. The A331 and A31 can be accessed within 1 mile of Tongham giving access to the wider road network of the A3, M3 and M25. London is approximately 40 miles away and there is easy access from this location to the towns of Aldershot, Woking, Guildford and Camberley all situated within 10 miles of the property.

LOCAL AUTHORITY

Guildford Borough Council

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

